



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**ZONING BOARD OF APPEALS**  
www.danbury-ct.gov

(203) 797-4525  
(203) 797-4586 FAX)

***ZONING BOARD OF APPEALS  
MINUTES***

February 25, 2021  
7:00 p.m.

**ROLL CALL:**

Acting Chairman Rodney Moore called the web-based meeting to order at 7:00 p.m. Present were Peter DeLucia, Joseph Hanna, Anthony Rebeiro, Juan Rivas, Michael Sibbitt. Mr. Moore seated Alternate Peter DeLucia as a full member in the absence of Richard Jowdy, and Michael Sibbitt designated Anthony Rebeiro to vote on his behalf, and excused himself from the meeting. Staff present: Zoning Enforcement Officer Sean Hearty and Secretary Mary Larkin. Mr. Moore explained the procedures for the hearing and announced that Application Nos. 20-34 and 21-04 will be heard.

*Motion to hear Application Nos. 20-34 and 21-04 was made by Joseph Hanna; seconded by Peter DeLucia. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore.*

**ACCEPTANCE OF THE MINUTES:**

*Motion to accept the minutes of February 11, 2021 was made by Joseph Hanna; seconded by Peter DeLucia. Motion passed with Ayes from Messrs. DeLucia, Hanna, Rivas, and Moore.*

**PUBLIC HEARINGS:**

**#20-34: 1 Padanaram Road, Interstate Signcrafters, agent for Wells Fargo, (H11258), CL-10 Zone**

Sec. 8.E.3.a.(3) Allow freestanding sign height from 20' to 25' and allow proposed sign to be placed 135' from existing shopping center pole sign.

Ms. Kimberly Nelson of Interstate Signcrafters appeared on behalf of Wells Fargo. Ms. Nelson explained her client's desire to add a pole sign in front of this building, which is part of a larger shopping center. The road widening and retention wall have blocked the existing sign, creating many complaints from customers who could not easily find the branch location at 1 Padanaram. Ms. Nelson further

explained that adding a sign on the tenant panel was not possible due to lack of room; therefore, the second part of the variance request was needed as the new sign will be only 135' from the larger tenant sign at the entrance to the shopping center.

Commissioner Joseph Hanna asked the dimensions of the sign and if it was illuminated or had blinking lights. Ms. Nelson said it is a 75 sq.ft. sign with internal illumination, no blinking lights. She added that the existing building signs are also illuminated. Acting Chairman Rodney Moore asked the height of the retaining wall. Peter DeLucia said the retention wall is 14' high according to the plan; Ms. Nelson concurred. Mr. Moore asked Zoning Enforcement Officer Sean Hearty about the 300' spacing regulation. Mr. Hearty explained that it was included because of past variances pertaining to the large sign at the entrance. Mr. Moore shared some photographs of the site. Mr. Rivas asked about the anchoring of the sign -- has it been approved or tested for wind conditions? Sean Hearty explained if the variance was approved, the Building Department would review before permitting. No opposition, no further questions.

*Motion to close No. 20-34 was made by Joseph Hanna; seconded by Tony Rebeiro. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore.*

*Motion to vote on No. 20-34 was made by Joseph Hanna; seconded by Juan Rivas. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore.*

*Motion to approve No. 20-34, per plan submitted, was made by Joseph Hanna as the road widening and retention wall have created a lack of visibility given the location of the bank and the and there is no additional room for a sign on the existing shopping center entrance sign; seconded by Tony Rebeiro. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore.*

**#21-04: 138 Deer Hill Avenue, Falcon Development Investment Co. LLC, (I15118 & I15110) RH-3 & RMF-4 Zones**

Sec. 4.A.3.a. Reduce side yard setback from 20' to 10.5' for proposed addition.

Benjamin V. Doto III, P. E. appeared on behalf of Falcon Development Investment Co. LLC. Mr. Doto described the location of the house at 138 Deer Hill Ave. and a brief history. The variances are all in the RH-3 Zone. The owners are Joseph Fiorita and Bob Kornhaas. This home was recently purchased, and they secured an additional variance for the driveway last year. The previous owner obtained a variance for six garden apartments.

Mr. Doto explained that as they started the demolition, they realized some changes to the original plan were needed. One of which is a small extension of an addition in the back. A 20' side-yard setback runs through the entire building. The hardship is the location of the existing building relative to the property line. Originally, they planned to demolish the chimneys; however, during the demolition of interior walls, they realized how large the chimneys are, and determined they should remain. Keeping the chimneys will aid in the architectural look of the building and help with roof lines.

Mr. Doto showed the plan. Windows, which are currently boarded up, will be replaced with architecturally correct windows constructed with modern materials and insulation. Another change will save the entire wrap-around porch. Mr. Doto showed some photographs when Mr. DeLucia asked if any existed. The photographs showed the home with wrap-around porch, chimneys, and side of the building. The foundation will also be saved. There was no one else in favor or in opposition.

*Motion to close No. 21-04 was made by Joseph Hanna; seconded by Juan Rivas. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore.*

*Motion to vote on No. 21-04 was made by Joseph Hanna; seconded by Tony Rebeiro. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore. Mr. DeLucia remarked that this is not an aggressive variance.*

*Motion to approve No. 21-04 was made by Tony Rebeiro, per plan submitted; seconded by Joseph Hanna. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore.*

ADJOURNMENT:

*Motion to adjourn was made by Joseph Hanna; seconded by Juan Rivas. Motion passed unanimously with Ayes from Messrs. DeLucia, Hanna, Rebeiro, Rivas, and Moore at 7:34 p.m.*

Respectfully submitted,

Mary S. Larkin  
Recording Secretary